

FORM 1 of 9
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Case No: 16-11222 WHD
Case Name: RIVERS EDGE APARTMENTS, LLC

Judge: W. H. Drake Jr.

Trustee Name: GRIFFIN E. HOWELL, III

Date Filed (f) or Converted (c): 06/17/2016 (f)

341(a) Meeting Date: 07/26/2016

For Period Ending: 03/31/2017

Claims Bar Date: 11/01/2016

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Est Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. Cash on hand	500.00	0.00	OA	0.00	FA
2. Bank of America, Operating Account - Checking 7020	463.10	10,744.96		10,744.96	FA
3. Utility Deposit, Carroll EMC	5,300.00	0.00	OA	0.00	FA
4. Utility Deposit, City of Carrollton	100.00	0.00	OA	0.00	FA
5. Undeposited funds	3,027.34	0.00	OA	0.00	FA
6. Contribution	100.00	0.00	OA	0.00	FA
7. Prepaid insurance	10,417.44	0.00	OA	0.00	FA
8. Prepaid payroll	2,742.52	0.00	OA	0.00	FA
9. Prepaid website amortization	245.00	0.00	OA	0.00	FA
10. Accounts receivable	16,804.85	16,804.85		1,873.40	FA
11. Office furniture: 2 office desks, 6 office chairs, Apartmen	Unknown	9,000.00		9,000.00	FA
12. Power washer and tools	Unknown	1,000.00		1,000.00	FA
13. 227 Brumbellow Road 9.9 acres, Carroll County, Georgia. Par	Unknown	1,587,000.00		1,587,000.00	FA
14. Brumbelow Road, 15.99 acres, Carroll County, Georgia	Unknown	506,000.00		506,000.00	FA
15. Lovvorn Road 1.5 acres, Carroll County, Georgia. Parcel numb	Unknown	207,000.00		207,000.00	FA
16. Apartment rentals	Unknown	5,731.91		5,731.91	FA
17. Synovus Expense (u)	0.00	15,000.00		15,000.00	FA

			Gross Value of Remaining Assets	
TOTALS (Excluding Unknown Values)	\$39,700.25	\$2,358,281.72	\$2,343,350.27	\$0.00
			(Total Dollar Amount in Column 6)	

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

TRUSTEE OBJECTING TO CLAIMS.

Initial Projected Date of Final Report (TFR): 12/15/2018

Current Projected Date of Final Report (TFR): 12/15/2018

Trustee Signature: /s/ GRIFFIN E. HOWELL, III Date: 04/27/2017

GRIFFIN E. HOWELL, III
CHAPTER 7 TRUSTEE
P.O. BOX 2271
GRIFFIN, GA 30224
(770) 227-4015
newhow@bellsouth.net

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ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 16-11222

Trustee Name: GRIFFIN E. HOWELL, III

Case Name: RIVERS EDGE APARTMENTS, LLC

Bank Name: Union Bank

Account Number/CD#: XXXXXX6084

Checking

Taxpayer ID No: XX-XXX4858

Blanket Bond (per case limit): \$1,000,000.00

For Period Ending: 03/31/2017

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
07/28/16	10	HUNTER WARFIELD 4620 WOODLAND CORPORATE BLVD. TAMPA, FL 33614	RECEIPT OF ACCOUNTS RECEIVABLE	1121-000	\$58.80		\$58.80
07/28/16	10	HUNTER WARFIELD 4620 WOODLAND CORPORATE BLVD. TAMPA, FL 33614	RECEIPT OF ACCOUNTS RECEIVABLE	1121-000	\$1,814.60		\$1,873.40
07/28/16	16	DAVID G. NELSON P.O. BOX 1472 VILLA RICA, GA 30180-6400	APARTMENT RENTAL	1122-000	\$75.00		\$1,948.40
07/28/16	16	DAVID G. NELSON P.O. BOX 1472 VILLA RICA, GA 30180-6400	APARTMENT RENTAL	1122-000	\$310.00		\$2,258.40
07/28/16	16	DAVID G. NELSON P.O. BOX 1472 VILLA RICA, GA 30180-6400	APARTMENT RENTAL	1122-000	\$26.08		\$2,284.48
07/28/16	16	DAVID J. WILKINSON	APARTMENT RENTAL	1122-000	\$310.00		\$2,594.48
07/28/16	16	IRIEANNA WILLIAMS	APARTMENT RENTAL	1122-000	\$100.00		\$2,694.48
07/28/16	16	D. GREEN 227 BRUMBELOW RD. APT. 11B CARROLLTON, GA 30127	APARTMENT RENTAL	1122-000	\$335.00		\$3,029.48
07/28/16	16	TRAVIS FITZWATER 145 FARMINGTON DR. CALHOUN, GA 30701	APARTMENT RENTAL	1122-000	\$335.00		\$3,364.48
07/28/16	16	TAYLOR McANALLY 227 BRUMBELOW RD. APT. A5 CARROLLTON, GA 30117	APARTMENT RENTAL	1122-000	\$335.00		\$3,699.48
07/28/16	16	LACEY WATFORD 129 N. VALHALLA CT. CORDELE, GA 31015-9307	APARTMENT RENTAL	1122-000	\$300.00		\$3,999.48
07/28/16	16	HANNAH COKER 6026 TERRACE LAKE POINT FLOWERY BRANCH, GA 30542	APARTMENT RENTAL	1122-000	\$285.00		\$4,284.48
07/28/16	16	IRIEANNA WILLIAMS	APARTMENT RENTAL	1122-000	\$100.00		\$4,384.48

Page Subtotals:

\$4,384.48

\$0.00

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ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

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Trustee Name: GRIFFIN E. HOWELL, III

Case Name: RIVERS EDGE APARTMENTS, LLC

Bank Name: Union Bank

Account Number/CD#: XXXXXX6084

Checking

Taxpayer ID No: XX-XXX4858

Blanket Bond (per case limit): \$1,000,000.00

For Period Ending: 03/31/2017

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
08/02/16	16	SYNOVUS BANK	APARTMENT RENTAL	1122-000	\$3,220.83		\$7,605.31
08/02/16	2	RIVERS EDGE APARTMENTS, LLC 227 BRUMBELOW ROAD CARROLLTON, GA 30117	CHECKING ACCOUNT BALANCE	1129-000	\$10,744.96		\$18,350.27
08/30/16	1000	HOWELL, GRIFFIN E. CHAPTER 7 TRUSTEE P.O. BOX 551 GRIFFIN, GA 30224	Reimbursement expense / Property Manager Reimbursement of expense / Property Manager per 8/25/16 Order [de #31]	2200-000		\$2,400.00	\$15,950.27
08/30/16	1001	IPFS CORPORATION 24722 NETWORK PLACE CHICAGO, IL 60673-1247	INSURANCE PREMIUM Payment of insurance premium per 8/25/16 Order [de #31]	2420-000		\$2,060.16	\$13,890.11
08/30/16	1002	City of Carrollton Water Department	Utilities Payment of utility bill per 8/26/2016 Order [de #31]	2990-000		\$3,500.00	\$10,390.11
08/30/16	1003	Carroll EMC	Utilities Payment of utility bill per 8/26/2016 Order [de #31]	2990-000		\$3,500.00	\$6,890.11
09/01/16	1004	Adrienne Fischer	Property management Payment for property management per 8/25/16 Order [de #31]	2990-000		\$400.00	\$6,490.11
09/01/16	1005	Christina Fischer	Property management Payment for property management per 8/25/16 Order [de #31]	2990-000		\$400.00	\$6,090.11
09/09/16	1006	Christina Fischer	Property management Payment for property management per 8/25/16 Order [de #31]	2990-000		\$600.00	\$5,490.11
09/09/16	1007	Adrienne Fischer	Property management Payment for property management per 8/25/16 Order [de #31]	2990-000		\$400.00	\$5,090.11
09/16/16	1008	Courtney Lummus	Reimbursement of rent paid in advance.	2990-000		\$2,027.10	\$3,063.01

Page Subtotals:

\$13,965.79

\$15,287.26

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Account Number/CD#: XXXXXX6084

Checking

Taxpayer ID No: XX-XXX4858

Blanket Bond (per case limit): \$1,000,000.00

For Period Ending: 03/31/2017

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
09/16/16	1009	Patrick Thompson	Reimbursement of rent paid in advance	2990-000		\$1,000.00	\$2,063.01
09/16/16	1010	Adrienne Fischer	Property management Payment for property management per 8/25/16 Order [de #31]	2990-000		\$400.00	\$1,663.01
09/16/16	1011	Christina Fischer	Property management Payment for property management per 8/25/16 Order [de #31]	2990-000		\$600.00	\$1,063.01
09/26/16	17	Synovus Bank	Operating expense payment from Synovus Bank	1230-000	\$15,000.00		\$16,063.01
09/26/16		Union Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$25.75	\$16,037.26
09/26/16	1012	Christina Fischer	Property management Payment for property management per 8/25/16 Order [de #31]	2990-000		\$600.00	\$15,437.26
09/30/16	1013	IPFS CORPORATION 24722 NETWORK PLACE CHICAGO, IL 60673-1247	INSURANCE PREMIUM Payment of insurance premium per 8/25/16 Order [de #31]	2420-000		\$2,060.16	\$13,377.10
09/30/16	1014	Christina Fischer	Property management Payment for property management per 8/25/16 Order [de #31]	2990-000		\$600.00	\$12,777.10
09/30/16	1015	GRIFFIN E. HOWELL, III CHAPTER 7 TRUSTEE P.O. BOX 551 GRIFFIN, GA 30224-0551	Reimbursement expense / Karalyn Fuller - advance rent paid Reimbursement of expense per 8/25/16 Order [de #31]	2990-000		\$2,114.60	\$10,662.50
10/03/16	1016	Fifeco Properties, LLC 2964 Peachtree Road, NE Suite 326 Atlanta, GA 30305	one-half expense for security fence per 8/25/16 Order [de #31]	2990-000		\$3,036.91	\$7,625.59

Page Subtotals:

\$15,000.00

\$10,437.42

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Bank Name: Union Bank

Account Number/CD#: XXXXXX6084

Checking

Taxpayer ID No: XX-XXX4858

Blanket Bond (per case limit): \$1,000,000.00

For Period Ending: 03/31/2017

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
10/17/16	1017	Christina Fischer	Property management Payment for property management per 8/25/16 Order [de #31] for weeks of 10/7/2016 and 10/14/2016 (needed updated address)	2990-000		\$1,200.00	\$6,425.59
10/20/16		TC WGC, LLC	Sale of Property Sale of property and assets per 10/12/2016 Order [de #47]		\$150,150.00		\$156,575.59
			Gross Receipts \$2,310,000.00				
		Synovus Bank	Release - 15.99 acres (\$453,036.88)	4110-000			
		Synovus Bank	Release - 9.9 acres (\$1,420,888.40)	4110-000			
		Synovus Bank	Release - 1.5 acres (\$185,333.26)	4110-000			
		FifeCo Properties, LLC	Break up - 15.99 acres (\$11,000.00)	2990-000			
		FifeCo Properties, LLC	Break up - 9.99 acres (\$34,500.00)	2990-000			
		FifeCo Properties, LLC	Break up - 1.5 acres (\$4,500.00)	2990-000			
		Carroll County EMC	Electric - 9.9 acres (\$11,581.34)	2990-000			
		City of Carrollton Water Department	Water bill - 9.9 acres (\$16,418.18)	2990-000			
		Carroll County Tax Commission 423 College St. Room 401 Carrollton, GA 30117	Transfer tax - 15.99 acres (\$508.20)	2820-000			
		Carroll County Tax Commission 423 College St. Room 401 Carrollton, GA 30117	Transfer tax - 9.9 acres (\$1,593.90)	2820-000			

Page Subtotals:

\$150,150.00

\$1,200.00

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Bank Name: Union Bank

Account Number/CD#: XXXXXX6084

Checking

Taxpayer ID No: XX-XXX4858

Blanket Bond (per case limit): \$1,000,000.00

For Period Ending: 03/31/2017

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
		Carroll County Tax Commission 423 College St. Room 401 Carrollton, GA 30117	Transfer tax - 1.5 acres (\$207.90)	2820-000			
		Carroll County Tax Commission 423 College St. Room 401 Carrollton, GA 30117	Prorated taxes - 15.99 acres (\$4,462.03)	2820-000			
		Carroll County Tax Commission 423 College St. Room 401 Carrollton, GA 30117	Prorated taxes - 9.9 acres (\$13,994.53)	2820-000			
		Carroll County Tax Commission 423 College St. Room 401 Carrollton, GA 30117	Prorated taxes - 1.5 acres (\$1,825.38)	2820-000			
	11		Office furniture: 2 office desks, \$9,000.00 6 office chairs, Apartmen	1129-000			
	12		Power washer and tools \$1,000.00	1129-000			
	13		227 Brumbellow Road 9.9 acres, Carroll County, Georgia. \$1,587,000.00 Par	1110-000			
	14		Brumbelow Road, 15.99 acres, \$506,000.00 Carroll County, Georgia	1110-000			
	15		Lovvorn Road 1.5 acres, \$207,000.00 Carroll County, Georgia. Parcel numb	1110-000			
10/21/16	1018	Christina Fischer	Property management Final payment for property management per 8/25/16 Order [de #31]	2990-000		\$600.00	\$155,975.59
10/25/16		Union Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b) (1), and 507(a)(2)	2600-000		\$15.00	\$155,960.59
11/25/16		Union Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b) (1), and 507(a)(2)	2600-000		\$94.28	\$155,866.31

Page Subtotals:

\$0.00

\$709.28

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Case Name: RIVERS EDGE APARTMENTS, LLC

Bank Name: Union Bank

Account Number/CD#: XXXXXX6084

Checking

Taxpayer ID No: XX-XXX4858

Blanket Bond (per case limit): \$1,000,000.00

For Period Ending: 03/31/2017

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
12/27/16		Union Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$225.41	\$155,640.90
01/25/17		Union Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$232.04	\$155,408.86
02/27/17		Union Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$231.88	\$155,176.98
03/27/17		Union Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$208.61	\$154,968.37

COLUMN TOTALS	\$183,500.27	\$28,531.90
Less: Bank Transfers/CD's	\$0.00	\$0.00
Subtotal	\$183,500.27	\$28,531.90
Less: Payments to Debtors	\$0.00	\$0.00
Net	\$183,500.27	\$28,531.90

TOTAL OF ALL ACCOUNTS			
	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCE
XXXXXX6084 - Checking	\$183,500.27	\$28,531.90	\$154,968.37
	\$183,500.27	\$28,531.90	\$154,968.37
	(Excludes account transfers)	(Excludes payments to debtors)	Total Funds on Hand
Total Allocation Receipts:	\$2,159,850.00		
Total Net Deposits:	\$183,500.27		
Total Gross Receipts:	\$2,343,350.27		

Trustee Signature: /s/ GRIFFIN E. HOWELL, III Date: 04/27/2017

GRIFFIN E. HOWELL, III
CHAPTER 7 TRUSTEE
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